

# WYLIE MEDICAL PLAZA

2300 FM 544  
Wylie, TX 75098

## Medical for Lease

2,240 - 2,313 SF



Leasing Information:  
214.461.2300

**Peter Shaw**  
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# Lincoln

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Office Medical For Lease

2,240 - 2,313 SF



## Offering Summary

Lease Rate:	Negotiable
Building Size:	49,151 SF
Available SF:	2,240 - 2,313 SF
Lot Size:	3.3 Acres
Year Built:	2013
Zoning:	F3

## Property Overview

The Wylie Medical Plaza is a two-story, Class A medical office building with institutional ownership located in Wylie, TX. This 51,878 RSF MOB is located on FM 544 (Over 27,000 VPD) in the rapidly growing submarket of Wylie. Anchored by the Baylor Scott & White Emergency Center, the building offers a great referral network for incoming physician groups. The building has multiple space options where ownership can offer generous tenant improvement allowances

## Property Highlights

- Class A medical office space
- Anchored by Baylor Scott & White Emergency Center
- Spec. suite, Shell, & 2nd gen medical space available
- Monument & building signage available
- 3.85:1000 Parking

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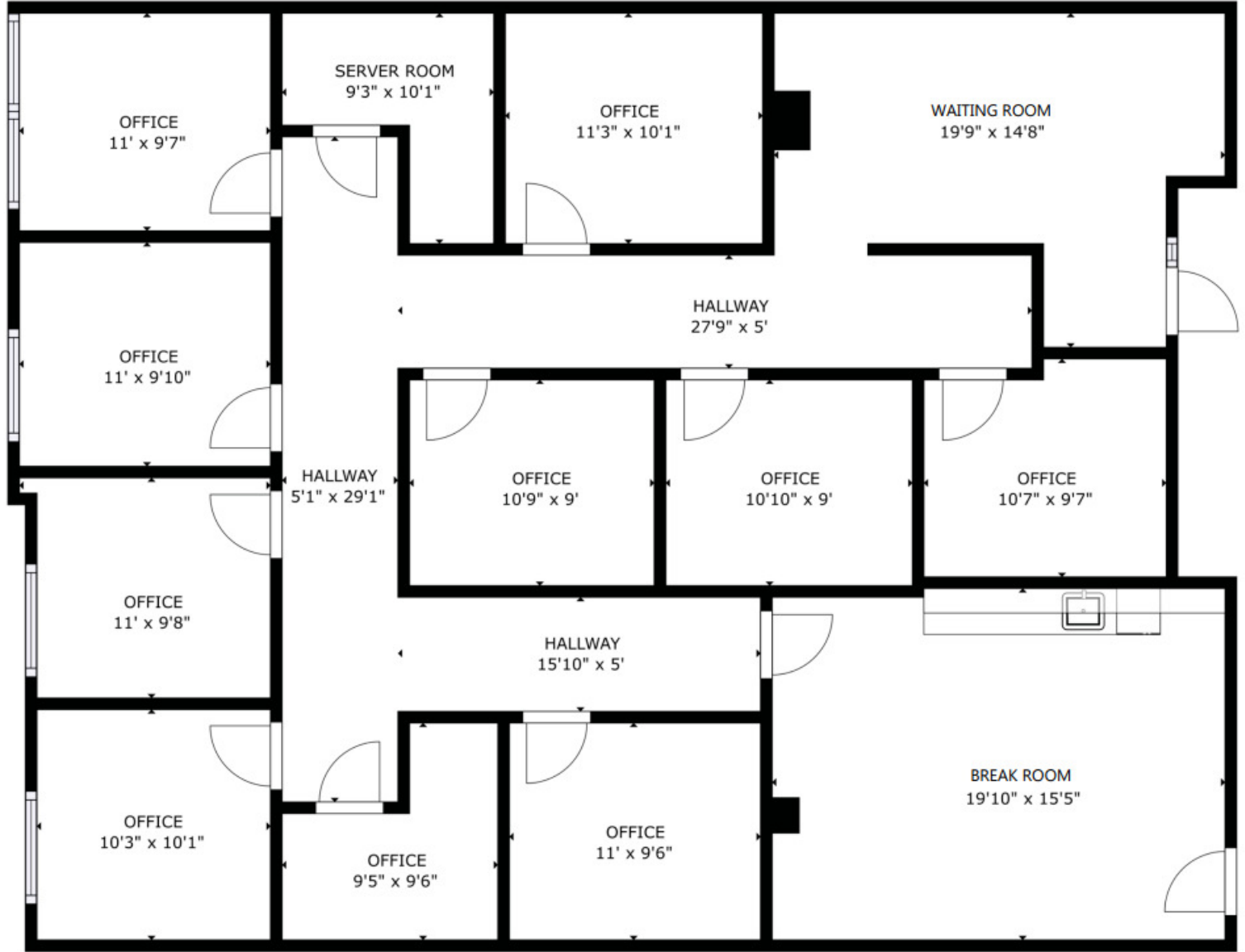
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# WYLIE MEDICAL PLAZA

2300 FM 544 | Wylie, TX 75098

Suite 245

2,313 SF



**Suite**

Suite 245

**Size**

2,313 SF

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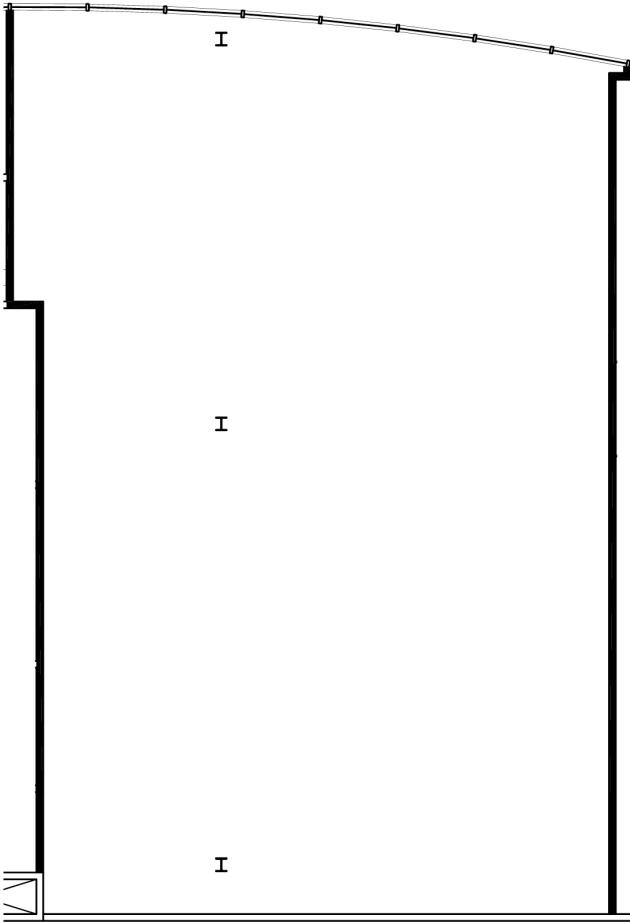
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# WYLIE MEDICAL PLAZA

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Suite 280

2,240 SF



Suite	Size
Suite 280	2,240 SF

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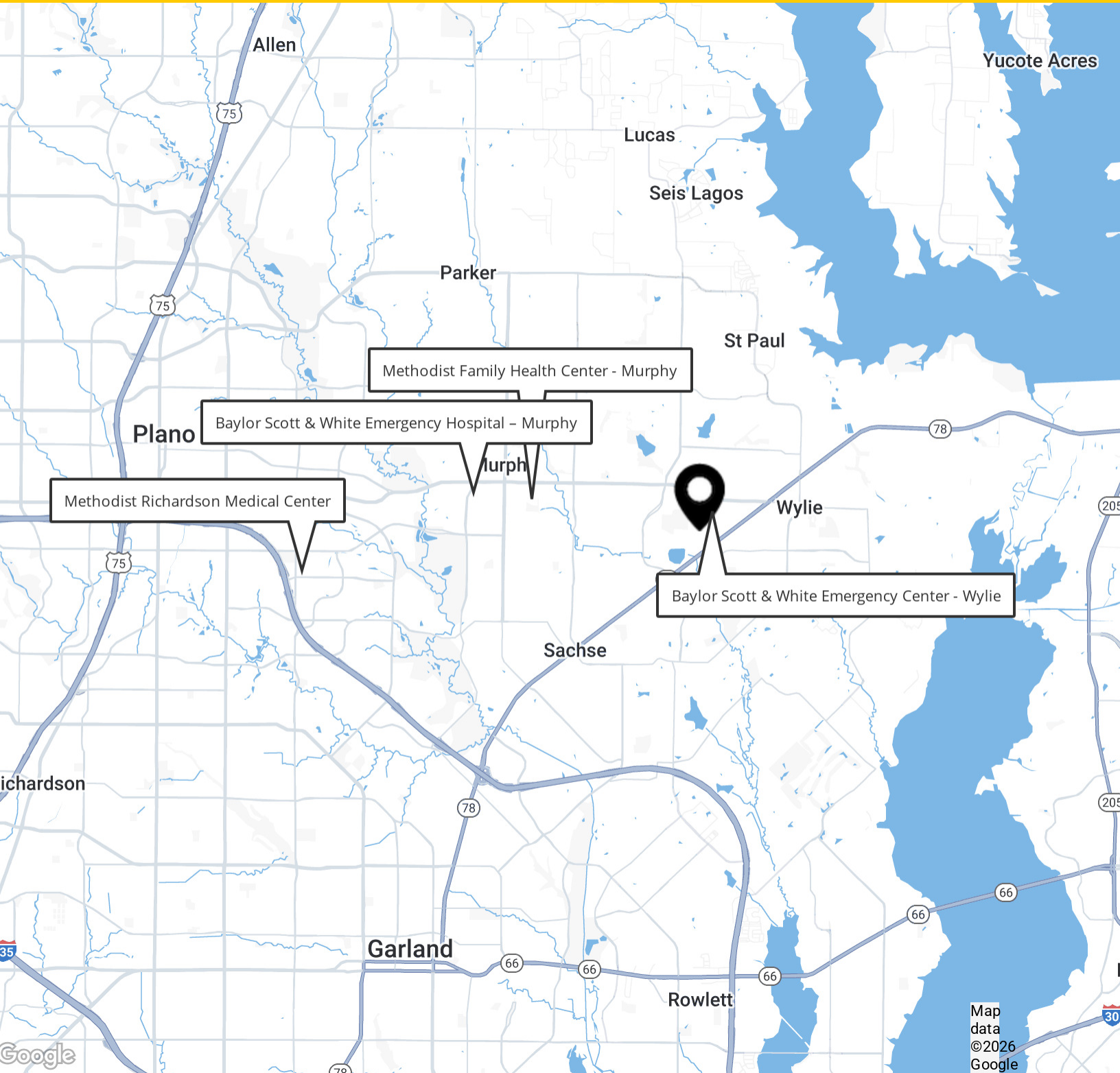
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Location Map

2,240 - 2,313 SF



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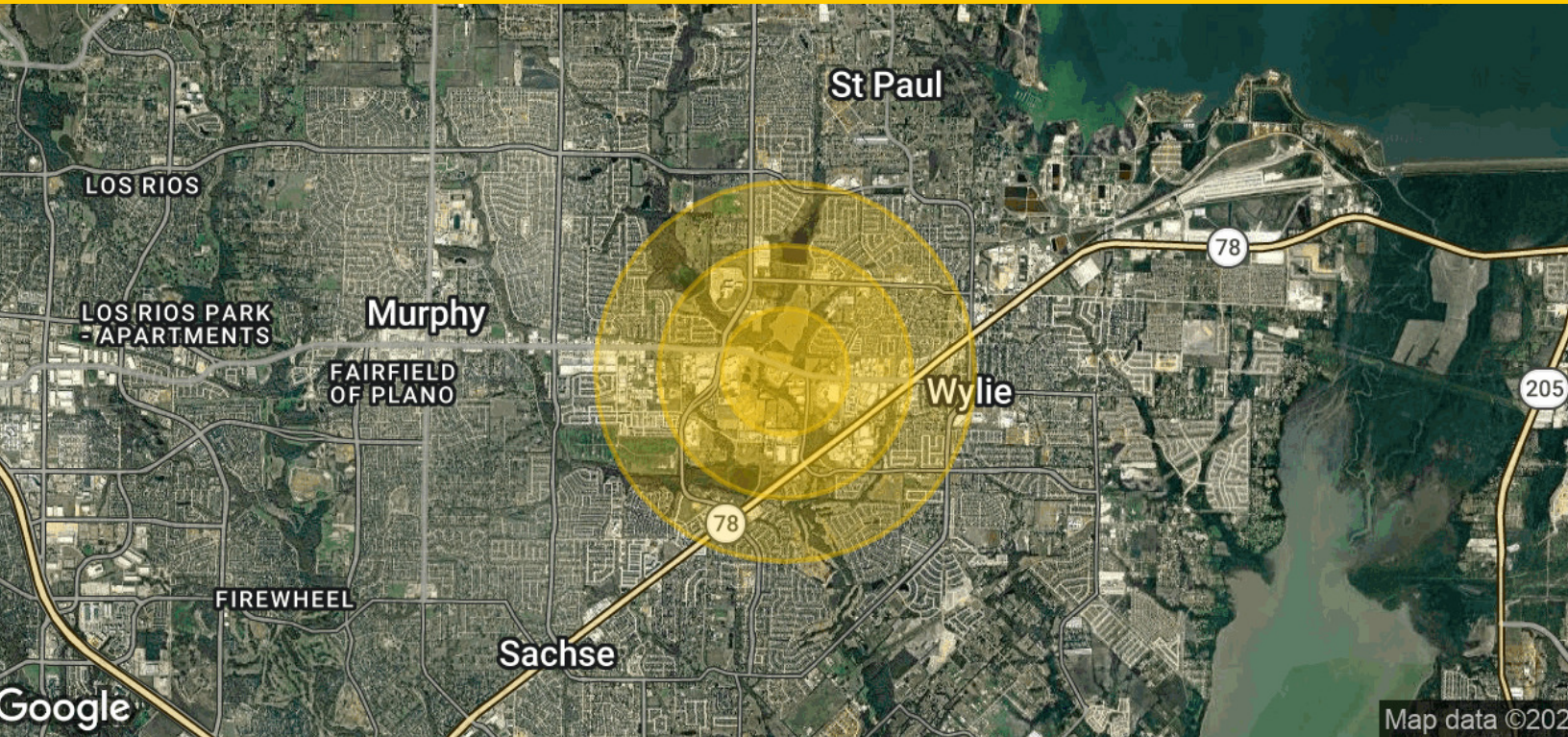
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## Demographics Map & Report

2,240 - 2,313 SF



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	871	5,753	16,941
Average Age	37.1	36.0	35.5
Average Age (Male)	41.6	38.3	37.2
Average Age (Female)	31.0	33.6	33.8
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	349	2,078	5,984
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$79,377	\$91,452	\$99,523
Average House Value	\$231,803	\$230,219	\$247,384

2020 American Community Survey (ACS)

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